080.0	0004	0002.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,049,600 / 1,049,600
					USE VALUE: 1,049,600 / 1,049,600
					ASSESSED: 1,049,600 / 1,049,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		FARMER`S CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VILCU MARIUS & DANIELA
Owner 2:	
Owner 3:	
Street 1:	4 FARMERS CIRCLE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DONLAN EDWIGE & JOHN E -
Owner 2:	-
Street 1:	4 FARMERS CIRCLE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,007 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2002, having primarily Clapboard Exterior and 2550 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6007.000	629,500		420,100	1,049,600
Total Card	0.138	629,500		420,100	1,049,600
Total Parcel	0.138	629,500		420,100	1,049,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 411.61 | /Parcel: 411.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	220100
GIS Ref	
GIS Ref	
Insp Date	01/07/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 080.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	628,900	0	6,007.	420,100	1,049,000	1,049,000	Year End Roll	12/18/2019
2019	101	FV	466,300	0	6,007.	426,100	892,400	892,400	Year End Roll	1/3/2019
2018	101	FV	466,300	0	6,007.	318,100	784,400	784,400	Year End Roll	12/20/2017
2017	101	FV	466,300	0	6,007.	288,100	754,400	754,400	Year End Roll	1/3/2017
2016	101	FV	466,300	0	6,007.	276,100	742,400	742,400	Year End	1/4/2016
2015	101	FV	423,500	0	6,007.	234,100	657,600	657,600	Year End Roll	12/11/2014
2014	101	FV	423,500	0	6,007.	222,100	645,600	645,600	Year End Roll	12/16/2013
2013	101	FV	423,500	0	6,007.	211,300	634,800	634,800		12/13/2012

!14553!

PRINT

Date	Time
12/11/20	04:23:32

LAST REV

Date	Time
12/03/20	14:21:06
danam	
14553	

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT: | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONLAN EDWIGE &	71121-590	1	6/7/2018		1,151,000	No	No		Scrivener`s error in land size lot 2A on said
KAHN BRIAN,	62647-412		9/18/2013		750,000	No	No		
KAHN BRIAN	44750-444		3/4/2005	Family	1	No	No		
COLONIAL RIDGE	34942-42		3/1/2002		590,000	No	No		
C & F REALTY CO	30323-3		6/22/1999		880,000	No	No	4	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/15/2020	1279	Redo Bat	20,850	C				
7/13/2018	964	Redo Kit	37,550	O				
3/10/2015	217	Redo Bas	35,000					Renovate basement
2/6/2001	96	New Buil	150,000	O		G3	GR FY03	NEW SINGLE FAMILY
11/7/2000	874	Foundati	7,000	O				FOUNDATION FOR NEW

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2019	SQ Returned	JO	Jenny O
1/7/2009	Meas/Inspect	345	PATRIOT
4/29/2002	MLS	MM	Mary M
4/18/2002	Inspected	PM	Peter M
10/23/2001	Fieldrev-Chg	PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6007		Sq. Ft.	Site		0	70.	1.00	5									420,145						420,100	

Total AC/HA: 0.13790 | Total SF/SM: 6007 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,145 | Spl Credit | Total: 420,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2002	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	A - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	35	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	3.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	3.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.15529346
Const Adj.:	1.04625666
Adj $ / SQ:	151.092
Other Features:	133555
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	653031
Depreciation:	23509
Depreciated Total:	629521

COMMENTS

OF=BIDET & SHOWER IN MBATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

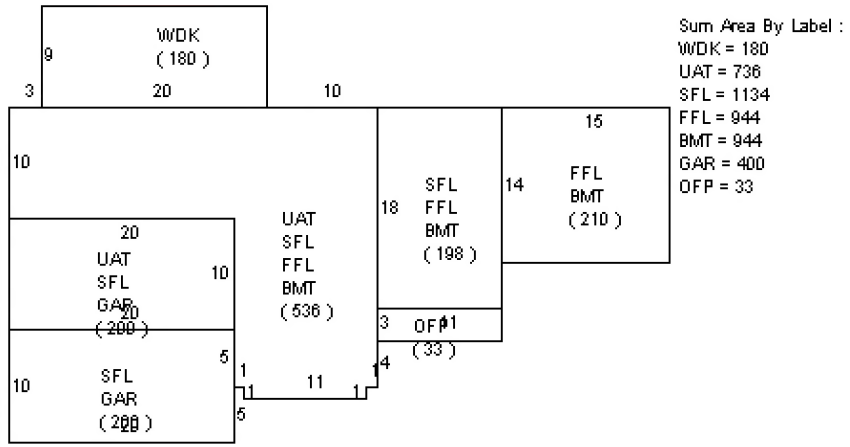
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	182.82
Special Features:	0	Val/Su Net:	164.83
Final Total:	629500	Val/Su SzAd	302.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,134	151.090	171,338
BMT	Basement	944	72.520	68,463
FFL	First Floor	944	151.090	142,631
GAR	Garage	400	22.230	8,893
UAT	Upper Attic	184	60.440	11,120
WDK	Deck	180	12.090	2,176
OFP	Open Porch	33	46.040	1,519

	Net Sketched Area:	3,819	Total:	406,140	
Size Ad	2078	Gross Are	4371	FinArea	2550

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

080.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	